

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	IRVING ST, ARLINGTON

OWNERSHIP

Owner 1:	LEONE LORNA L			
Owner 2:				
Owner 3:				
Street 1:	53 IRVING ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 10,489 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Clapboard Exterior and 6440 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 17 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10489		Sq. Ft.	Site		0	90.	0.70	10									661,203						661,200	

Total AC/HA:	0.24079	Total SF/SM:	10489	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	661,203	Spl Credit	Total:	661,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	10489.000	947,100		661,200	1,608,300		83778
							GIS Ref
							GIS Ref
Total Card	0.241	947,100		661,200	1,608,300	Entered Lot Size	
Total Parcel	0.241	947,100		661,200	1,608,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	249.75	/Parcel:	249.7	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	946,900	0	10,489.	661,200	1,608,100	1,608,100	Year End Roll	12/18/2019	PRINT	
2019	104	FV	905,500	0	10,489.	697,900	1,603,400	1,603,400	Year End Roll	1/3/2019		Date
2018	104	FV	911,500	0	10,489.	514,300	1,425,800	1,425,800	Year End Roll	12/20/2017	12/11/20	00:29:20
2017	104	FV	853,500	0	10,489.	492,200	1,345,700	1,345,700	Year End Roll	1/3/2017		
2016	104	FV	853,500	0	10,489.	455,500	1,309,000	1,309,000	Year End	1/4/2016	LAST REV	
2015	104	FV	708,600	0	10,489.	382,000	1,090,600	1,090,600	Year End Roll	12/11/2014	Date	Time
2014	104	FV	708,600	0	10,489.	373,200	1,081,800	1,081,800	Year End Roll	12/16/2013	01/02/19	09:40:07
2013	104	FV	737,600	0	10,489.	355,600	1,093,200	1,093,200		12/13/2012	mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

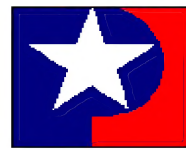
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/23/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	163	PATRIOT
11/2/1999	Meas/Inspect	256	PATRIOT
8/6/1992		JK	

Sign: _____

VERIFICATION OF VISIT NOT DATA
 ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	83778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

